





Property Description

Two double bedroom town centre apartment for sale with no onward chain!

Ideally situated in the heart of the Leamington Spa town centre, this fantastic two double bedroom apartment offers the perfect blend of urban living, convenience and style.

Modern & stylish accommodation

Open plan kitchen living dining perfect for relaxation or entertaining.

Two double bedrooms, providing plenty of space for rest and relaxation.

Master bedroom with fitted wardrobes, offering convenient and stylish storage.

Family bathroom, complete with modern fixtures and fittings.

Convenient & secure features

Secure underground parking, providing safe and convenient parking for residents.

Lift access to all floors allowing easy access to the apartment.

Ideal for first time buyers or investors

This apartment offers an excellent opportunity for first time buyers to get onto the property ladder or for investors to add to their portfolio. With its town centre location, modern accommodation and secure features early viewing is recommended!

Approach

Approach via a pathway at the side of the building with access to the communal door.

Communal Entrance

Well maintained communal entrance with lift to all floors.

Entrance Hallway

Welcoming entrance hallway with a telephone entry system, an electric radiator, laminate flooring, ceiling spotlights and a generous storage cupboard housing the washing machine and dryer. With doors off to all rooms.

Open Plan Living Kitchen Diner

25' 9" max x 23' 11" (7.85m max x 7.29m)

Lounge/Dining Area

Spacious, light and airy lounge/dining area benefitting from French doors with a Juliet balcony, a double glazed window to front elevation, two electric radiators, a television point, laminate flooring and ceiling spot lights.

Kitchen Area

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There are integrated appliances to include; an electric oven, electric hob with cooker hood over, fridge/freezer and dishwasher. Having laminate flooring, an electric radiator, ceiling spotlights and a double glazed window to the front elevation.

Bedroom One

13' to the wardrobe x 9' 5" (3.96m to the wardrobe x 2.87m)

Generous double bedroom comprising a built-in wardrobe, an electric radiator and a double glazed window to the rear elevation.

Bedroom Two

11' 11" max into the door recess x 9' 6" (3.63m max into the door recess x 2.90m)

Double bedroom comprising an electric radiator and a double glazed window to the rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with mixer taps and shower over and a low level W/C. With fully tiled walls, tiled flooring and an electric chrome heater radiator.

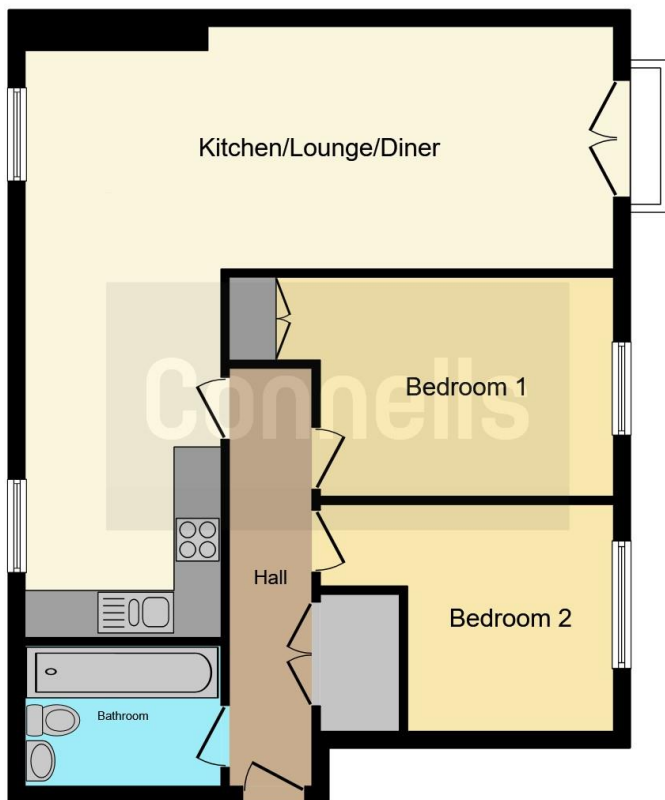
Parking

There is underground allocated parking available, listed under no. 53.

Lease Information

The property is leasehold with a lease length of 125 years from 1st January 2004. The property is subject to management costs to include an annual ground rent of £280 and an annual service charge of £2,400. Further information available upon request.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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7-8 Euston Place
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EPC Rating: C Council Tax
 Band: D

Service Charge:
 2400.00

Ground Rent:
 280.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/SPA314437](https://www.connells.co.uk/Property/SPA314437)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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